

WARRANTY DEED

Statutory Short Form

TRANSFER
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We, **Edward J. Cutter and Selma F. Cutter** of Waterville, County of Kennebec, State of Maine, for consideration paid, grant and convey to **David M. Lubin and Elizabeth W. Lubin**, of 11 Park Street, Fairfield, Maine 04937, as Joint Tenants, with Warranty Covenants, the land described as follows:

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit

Beginning at an iron pin set on the northerly right of way line of the cul-de-sac section of Stone Ridge Drive at the common front corner of Lots 4 and 5 as shown on a subdivision plan entitled "Final Subdivision Plan of Stone Ridge - Waterville, Maine", dated July 1986 by K & K Land Surveyors, Inc.; thence in a general westerly direction following along the northerly right of way line of said Stone Ridge Drive cul-de-sac along an arc convex to the south a curved distance of 120.00 feet to an iron pin set on said line at the common front corner of Lots 3 and 4 of said plan, said arc has a radius of 75.00 feet and a central angle of $91^{\circ} 40' 24''$; thence $N 32^{\circ} 35' 43'' W$ along the common side line of Lots 3 and 4 a distance of 130.49 feet to an iron pin set on the southeasterly line of land now or formerly of Donald Toulouse at the common rear corner of said Lots 3 and 4; thence $N 31^{\circ} 50' 58'' E$ along the southeasterly line of said Toulouse land a distance of 275.00 feet to a granite monument marking a westerly corner of land of the Kennebec Water District; thence $S 63^{\circ} 09' 31'' E$ along a southwesterly line of said District land a distance of 348.24 feet to a granite monument set at a corner of said District land; thence $S 25^{\circ} 48' 54'' W$ along a northwesterly line of said District land a distance of 19.85 feet to a granite monument set at another westerly corner of said District land, said monument also marks the common rear corner of Lots 4 and 5 of said plan; thence $S 65^{\circ} 25' 19'' W$ along the common side line of Lots 4 and 5 a distance of 305.25 feet to the iron pin at the point of beginning. Containing 1.77 acres.

Meaning and intending to convey Lot #4 on "Final Subdivision Plan of Stone Ridge - Waterville, Maine" by K & K Land Surveyors, Inc., dated July 1986 and recorded in the Kennebec County Registry of Deeds in File #E-87010.

This conveyance is made subject to the following restrictions, numbered 1 through 10, inclusive, which are to run with the land:

1. That no house for more than one family shall be built upon said lot and that no dwelling house consisting of less than 2,000 square feet of living area shall be built upon said lot.
2. Any wall of any residence or other outbuildings, including garages but excluding bay windows and steps, erected on said lot shall not be erected nearer than 50 feet from the street line on which said residence faces, nor nearer than 20 feet from the side lines of said lot.
3. Said lot shall be used for residential purposes only.
4. No more than one residence and the outbuildings thereof, such as a garage, shall occupy said lot or any part thereof.
5. Said lot shall not be subdivided or sold or leased in parcels.

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6. No placards or advertising signs shall be erected or maintained on said lot or in any building thereon.

7. No fences, hedges, or construction of any kind other than a dwelling, garage and appurtenances, shall be erected or maintained nearer than fifty (50) feet from the street property line to interfere with the view of residents on adjoining lots.

8. No cows, horses, goats, swine, hens or any other animals other than domestic pets shall be kept or maintained on said lot or in any buildings thereon.

9. If any owners of two or more contiguous lots desire to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing restrictions shall be construed as applying to a single lot.

10. The grantors herein do not hold themselves responsible for enforcing the foregoing restrictions.

Being the same premises conveyed to Edward J. Cutter and Selma F. Cutter by Warranty Deed from Firstmark Corp. dated June 18, 1990, and recorded in the Kennebec County Registry of Deeds in Book 3748 Page 291.

WITNESS our hands and seals this 5th day of October 1998.

Signed, Sealed and Delivered
in the presence of:

Mary Gallagher

Edward J. Cutter
Edward J. Cutter

Mary Gallagher

Selma F. Cutter
Selma F. Cutter

STATE OF MAINE
COUNTY OF KENNEBEC

Dated:

Then personally appeared the above named Edward J. Cutter and Selma F. Cutter and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Mary Gallagher
Notary Public

Print

Name:

MARY GALLAGHER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES SEPTEMBER 5, 2003

RECEIVED KENNEBEC SS.

1998 OCT 13 AM 9:00

